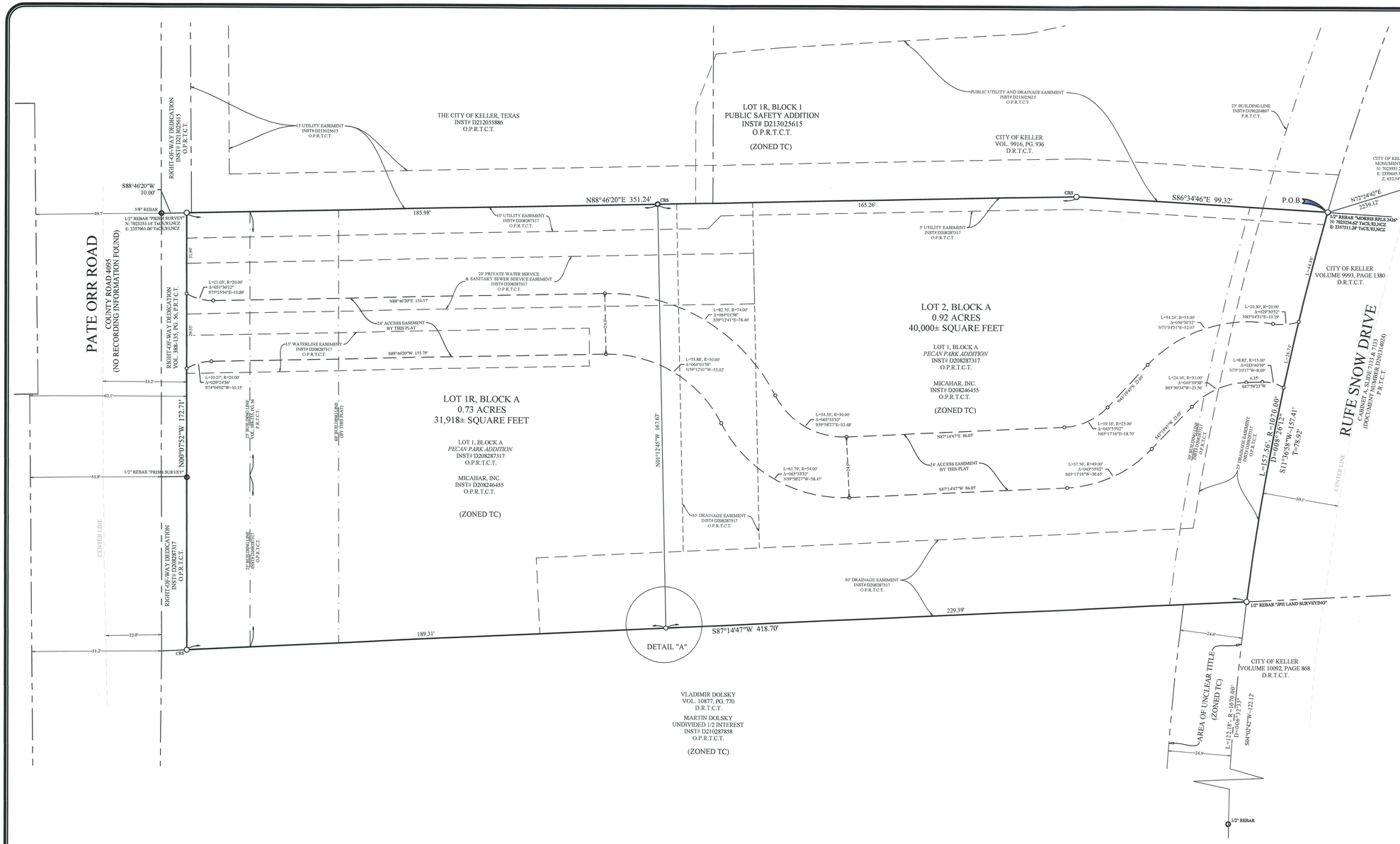


STATE OF TEXAS §

COUNTY OF TARRANT §

WHEREAS, MICAHAR, INC., is the owner of that certain tract situated in the Pamelia Allen Survey, Abstract Number 28, City of Keller, Tarrant County, Texas, and being that same tract of land recorded under Document Number D208246455 of the Official Public Records of Tarrant County, Texas; the subject tract being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch capped rebar stamped "MORRIS RPLS 2426" found in a non-tangent curve being concave to the east having a radius of 1,070.00 feet, said 1/2 inch capped being the southeast corner of Lot 1R, Block 1 of Public Safety Addition according to the plat recorded under Instrument Number D213025615 of the Official Public Records of Tarrant County, Texas, the northeast corner of Lot 1, Block 1 of Pecan Park Addition according to the plat recorded under Instrument Number D208287317 of the Official Public Records of Tarrant County, Texas, and the northwest corner of the tract described in the deed to the City of Keller recorded in Volume 9993, Page 1380 of the Deed Records of Tarrant County, Texas;

THENCE SOUTHWESTERLY with the arc of the said non-tangent curve, and with the west line of the said City of Keller tract, an arc length of 157.56 feet (a chord bearing of South 11 Degrees 36 Minutes 58 Seconds West, a chord distance of 157.41 feet, a delta angle of 08 degrees 26 minutes 12 seconds) to a 1/2 inch capped rebar stamped "JPH LAND SURVEYING" found at the end of said non-tangent curve at the southwest corner of the said City of Keller tract and at southeast corner of said Pecan Park Addition;

THENCE South 87 Degrees 14 Minutes 47 Seconds West, with the south line of Pecan Park Addition, a distance of 418.70 feet to a 1/2 inch capped rebar stamped "JPH LAND SURVEYING" set at the southwest corner thereof;

THENCE North 00 Degrees 07 Minutes 52 Seconds West, with the west line of Pecan Park Addition, a distance of 172.71 feet to a 1/2 inch capped rebar stamped "PRISM" found at the northwest corner thereof, from which a 5/8 inch rebar found at the northwest corner of the said right-of-way dedication bears South 88 Degrees 46 Minutes 20 Seconds West, a distance of 10.00 feet;

THENCE North 88 Degrees 46 Minutes 20 Seconds East, with the north line of Pecan Park Addition, a distance of 351.24 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set;

THENCE South 86 Degrees 34 Minutes 46 Seconds East, continuing with the north line of Pecan Park Addition, a distance of 99.32 feet returning to the ***Place of Beginning*** and enclosing 1.65 acres (71,918 square feet) more or less

Basis of Bearings:

The Texas Coordinate System of 1983, North Central Zone (by GPS observation).

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **MICAHAR, INC.**, Owner, does hereby adopt this plat designating the hereinabove described property as ***LOT 1R & LOT 2*, BLOCK A** of ***PECAN PARK ADDITION,*** an addition in the City of Keller and do hereby dedicate to the public use forever the streets and alleys shown hereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Keller, Texas.

Witness our hands at Tarrant County, Texas, this 30 day of August, 2016.

Mike Harris — Mike Harris, PRESIDENT

Carol Harris — CAROL HARRIS, Sec.

MICAHAR, INC. Print Name | Title

STATE OF TEXAS §

COUNTY OF Tarrant §

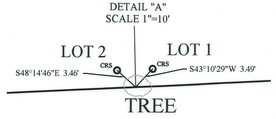
MAGALY ANGELICA MARIN
Notary Public, State of Texas
My Commission Expires
February 09, 2019

Before me, the undersigned authority, a Notary Public in and for said County and State on this day personally appeared Carol and Mike Harris of **MICAHAR, INC.**, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office on this the 30th day of August, 2016.

Notary Public in and for the State of Texas

DETAIL "A"
SCALE 1"=10'



Drafter: RWS
Drafter/Revision:16-08-11 JC
Drafter/Revision:
Drafter/Revision:
Drafter/Revision:
Drafter/Revision:
Drafter/Revision:

FLOOD ZONE CLASSIFICATION

This property lies within NON-Shaded ZONE(S) X of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0090K, dated 2009/09/25, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at http://hazards.fema.gov.

MONUMENTS / BEARING BASIS

CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
○ Monuments are found if not marked MNS or CRS. Bearings are based on grid north (TxCS,'83, NCZ)
CRF ○ 1/2" rebar stamped "JPH Land Surveying" found

LEGEND OF ABBREVIATIONS

US.SyFt.	United States Survey Feet
TxCS,'83,NCZ	Texas Coordinate System of 1983, North Central Zone
NAVD'88	North American Vertical Datum of 1988
P.R.T.C.T.	Plat Records of Tarrant County, Texas
O.P.R.T.C.T.	Official Public Records of Tarrant County, Texas
D.R.T.C.T.	Deed Records of Tarrant County, Texas
VOL/PG/INST#	Volume/Page/Instrument Number
POB/POC	Point of Beginning/Point of Commencing
ESMT/BL	Easement/Building Line

JPH LaNd Surveying, Inc.

0 20' 40'
Scale: 1" = 20'

JPH Job No.
2016.200.025 350 Rufe Snow Dr., Keller, Tarrant Cty, Tx- Plat.dwg
© 2016 JPH Land Surveying, Inc. - All Rights Reserved
807 Bluebonnet Drive, Suite C Keller, Texas 76248
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPLS Firm #10019500 #10194073 #10193867
DFW | Austin | Abilene

SURVEYOR'S NOTES:

This survey was performed without the benefit of a commitment for title insurance and there may be easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.

PLAT NOTES:

1. Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits.
2. The Drainage Easement shown hereon is dedicated to the City for storm water runoff control. Those drainage easements covering areas to be left in a natural state will be the property owner's responsibility to keep unobstructed and maintained, including erosion control. Property owners shall keep these natural drainage ways on their property mowed, clean, and free of debris, silt, or other substances which would result in unsanitary conditions. The city of Keller shall have the right to enter all drainage easements areas for the purpose of inspecting the drainage ways for conformation of condition of the drainage way with respect to maintenance and erosion control. The City of Keller will be responsible for maintenance and operation of all improvements which are installed in drainage easement areas once the improvements are accepted by the City. The open channel areas left in the natural state are occasionally subject to storm water overflow and bank erosion that can not be predetermined. The City of Keller shall not be liable for any damages resulting from the occurrences of this overflow and erosion. No construction, modifications, or fencing will be allowed in the drainage easement without the written approval of the City of Keller's Director of Public Works.
3. Private Utility Easement - water & sanitary sewer located within this easement is to be owned and maintained by the property owner.
4. Waterline Easement - no water meters or private service connections are allowed on the fire hydrant lead, unless an automatic flush valve is installed by owner per city details.
5. All setbacks shall be in accordance with the zoning district, as described in the Keller Unified Development Code.
6. According to the Zoning Map of the City of Keller, subject tract lies on Town Center Zoning Area (TC).

Approved by the City of Keller Planning and Zoning Commission

Chairman — Date August 22, 2016

Secretary — Date 8-22-16

Document # D216213697 — Date 9/13/2016

APPLICANT/DEVELOPER:
Micahar, Inc. (Carol Harris)
350 Rufe Snow Drive
Keller, Texas 76248
Phone: (817) 431-1499
Fax: (817) 431-5793

SURVEYOR'S CERTIFICATION:

I, Eric Zollinger, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Keller, Texas.

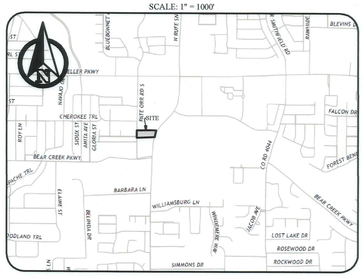
Eric M. Zollinger
Registered Professional
Land Surveyor No. 6357
eric@jphls.com
Date: August 25, 2016

STATE OF TEXAS
REGISTERED
ERIC M. ZOLLINGER
6357
PROFESSIONAL
LAND SURVEYOR

Eric M. Zollinger

Pecan Park Addition
Lots 1R & 2, Block A
Final Plat **Approved: 08/22/2016**

VICINITY MAP
SCALE: 1" = 1000'



FINAL PLAT
1.65 ACRES
LOT 1R & LOT 2, BLOCK A
PECAN PARK ADDITION

BEING A REPLAT OF
LOT 1, BLOCK A
PECAN PARK ADDITION
CITY OF KELLER, TARRANT COUNTY, TEXAS
INST# D208287317
O.P.R.T.C.T.
ZONED TC - TOWN CENTER
SURVEY PREPARED ON June 30, 2016